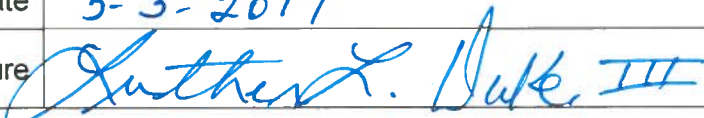


PlanFirst Program Application - May 15, 2017

Introduction: The Department of Community Affairs' PlanFirst program rewards local governments that clearly demonstrate success with implementing their local comprehensive plan. To apply for PlanFirst designation, a local government must have Qualified Local Government certification and be current on required reporting to DCA. (To check status of both, please visit <http://www.georgiaplanning.com/planners/planreview/default.asp>).

A multi-agency review panel will evaluate a number of indicators of community success with plan implementation to select communities for this designation. All of these indicators are equally important, but size of the community is taken into consideration in the evaluation so that communities of various sizes are equally competitive for PlanFirst designation.

Instructions: Please answer all the following questions thoroughly, attaching additional pages where necessary, so that the reviewers have sufficient information to measure the success of your comprehensive plan implementation. Supporting documents might include: news articles, legal ads, lists of attendees, letters of support or other evidence of local involvement and commitment to successful plan implementation activities in your community. *Total application length, including supporting information and support letters, must not exceed 20 pages. Text areas will expand as needed.*

Applicant government	City of Adel, Georgia
Mailing address	P. O. Box 1530 Adel, GA 31620
Telephone	229-896-4504
Email	rrowe@southlink.us
Contact person; title	Rhonda P. Rowe; City Clerk
Application prepared by	Rhonda P. Rowe
I, the undersigned authorized representative of the applicant, certify that to the best of my knowledge the information in this application is true and correct.	
Name of authorized official signing; title	Luther L. Duke, III Mayor
Date	5-3-2017
Signature	

PRE-REQUISITES

A. (1) We have a consistent record of maintaining our Qualified Local Government status and submitting required reports to DCA, including the current Report of Local Government Finances).

QLG status:	<u>yes</u>	no
Local government reports:	<u>yes</u>	no

Yes, the City of Adel has submitted all required reports in accordance with state guidelines.

A. (2) We have attained the Minimum Standard for performance as called for in our regional commission's regional comprehensive plan.

<u>yes</u>	no
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The 2015 Greater Cook County Comprehensive Plan Update is a joint plan for Cook County and its municipalities – the Cities of Adel, Cecil, Lenox and Sparks. This document was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and adopted on April 6, 2015. During the most current assessment meeting with Cook County, the SGRC determined that all Minimum Standards for performance were attained.

For each of the following indicators, fully explain how your community addresses this indicator; identifying specific examples and resulting local successes. (Each indicator will be scored 1, 3 or 5 points, except indicators j. and t. which may score up to 10 points.) Add exhibits and examples as needed to tell your story.

INDICATOR: GOALS

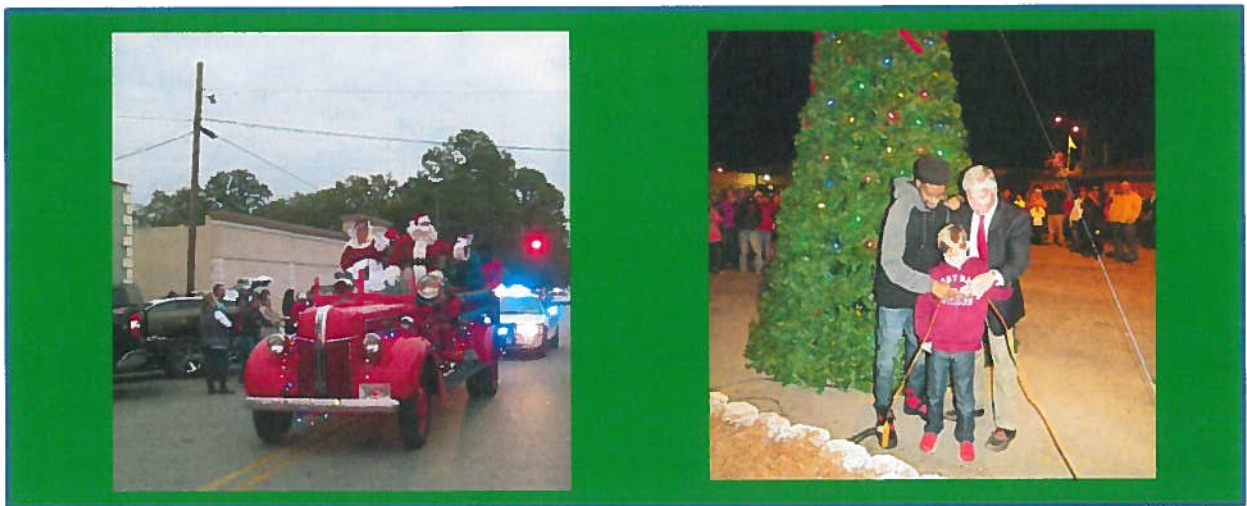
B. The Goals (or Vision) section of our comprehensive plan is supported by the community and its leadership.

According to Henry Ford, "If everyone is moving forward together, then success takes care of itself." Goal #8, as listed in the 2015 Greater Cook County Comprehensive Plan Update adopted on April 6, 2015, is to establish effective coordination measures among all pertinent public and quasi-public entities to best maintain our quality of life and resources.

The City of Adel accomplishes this goal through active representation by our elected officials and/or community volunteers serving on the Cook County Library Board, Adel-Cook County Chamber of Commerce Board, Recreation Board, Planning Commission, Tourism Board, Downtown Development Authority, Airport Authority, Adel Industrial Development Authority, Economic Development Authority,

and the local Housing Authority. These boards, who also hold representation by members of our County and some by our sister cities, as well as local school board officials, work together as we strive to ensure a thriving community for the citizens that call Adel “home”.

An example of the implementation and support for Goal 8 was evidenced in December 2016 when our community held its annual Christmas parade. The City of Adel, along with the Cook County Economic Development Commission, Downtown Development Authority, Adel-Cook County Chamber of Commerce and Adel Industrial Development Authority jointly purchased a commercial Christmas tree and placed it in the downtown area and held a “community Christmas tree lighting event” after the parade. Christmas carols were led by a local church ensemble and children were able to visit with Santa. This event directly enhanced the quality of life for our community, improved our downtown character, and due to its success will become an annual event.



Goal #3, as identified in the 2015 Greater Cook County Comprehensive Plan Update, and as Goal #2 in the Greater Cook County 2030 Comprehensive Plan, is to improve the Cook County (including the City of Adel’s) economy by developing and enhancing new and existing strengths that will draw new businesses, expand existing businesses, diversify the local economy and help Cook County compete in the regional economy.

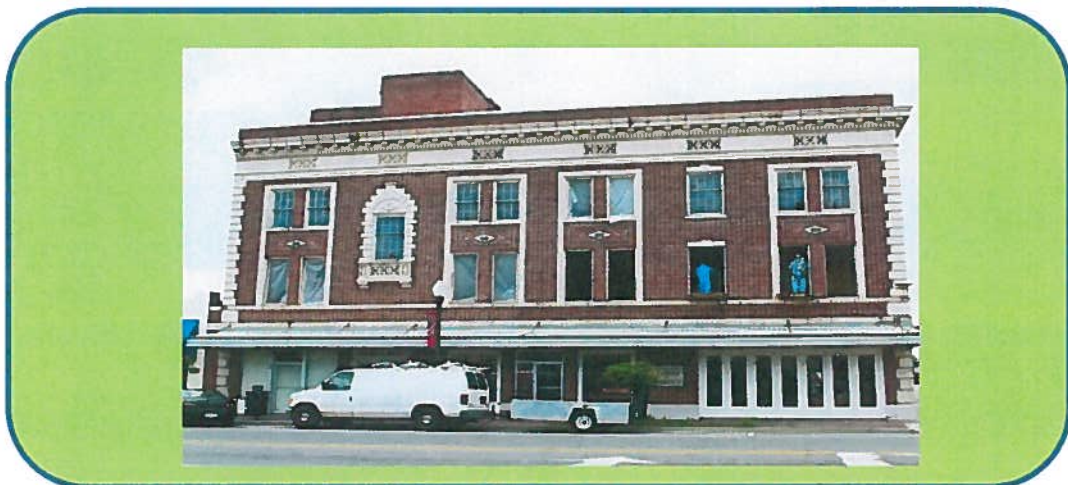
As an example of the implementation and support for Goals 2 and 3, in April 2016, Adel’s local economy was spurred with the grand opening of a Walmart retail center. Our community was filled with excitement and a renewed feeling of inspiration at the location of this retail giant to our small community. The city installed water, sewer and gas lines, as well as resurfaced and extended Alabama Road to secure this opportunity that would bring over 200 jobs and an estimated \$30 million in annual sales to our community. This development has been contagious with additional retail establishments opening in the adjacent strip mall and bringing visitors from other neighboring communities and traffic off of I-75 to shop at this convenient location. This activity and goal are also directly supported by the activity in the most current work program to Coordinate with the City to expand water & sewer services in the County where needed, page 47.



C. The Goals are both ambitious and achievable for the community.

Protect, preserve, and promote the historic and cultural resources of Cook County through such measures as regulations, adaptive reuse, and tourism and education programs focused on historic preservation, identified as Goal #2 in the 2015 Greater Cook County Comprehensive Plan Update, came to life in 2014. The SOWEGA building, (listed in the 2010 STWP FY2011-2016), a key historic resource located in downtown Adel, was flagged as one of the 10 statewide Places in Peril by the Georgia Trust for Historic Preservation. Through a partnership between the City of Adel, Cook County, Chamber of Commerce, and the Georgia Trust for Historic Preservation, the building was renovated and placed into adaptive reuse. The Chamber of Commerce is housed on the first floor of the building. This building, originally constructed in 1930, was the home office of Southwest Georgia Melon Growers Association. This project is ambitious due to the amount of funding needed and in that funds were raised using an innovative approach, by allowing citizens to purchase windows, to assist in funding this project. This ambitious, yet achievable goal is being accomplished. This is also shown in the 2010 short term work program on page 3:

Renovate the old Sowega Building	EDC, Chamber of Commerce	2011-2012	\$1,000,000	Private & Public Funding
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A second example showing the ambition and achievability of the goals, is the Cook County Historical Museum, housed in the old Adel Post Office. This is a must visit location for those seeking their South Georgia heritage. Contained in the library are thousands of documents spotlighting the history of hundreds of original family surnames who settled this region after the Land Lotteries of the mid-1800s. The museum contains artifacts dating back to pre-Civil War days, and thousands of photographs from throughout the county's history are available for viewing. In order for this ambitious goal, due to its sheer number of historical artifacts, to remain achievable, the City of Adel includes an annual appropriation in the general fund budget for the operation of the museum. (2015 Comp Plan Update, P. 24, Cultural Resources)



D. The Goals steer local decision-making on a continuous basis.

The City of Adel's fiscal year 2016-2020 Community Work Program specifically identifies the continuation to develop and expand countywide recreational services as one of its community facilities and services activities. This activity has been identified in past comprehensive plans, under Goal #7 (Community Facilities Goal, p. 73, Greater Cook County 2030 Comp Plan), with this goal becoming realizable in 2010 when a new recreation facility was identified as a countywide project on the SPLOST referendum and funds were identified to be used exclusively for this purpose. Community leaders, during negotiations for the 2016 SPLOST referendum, continued to recognize the need for new recreational facilities and once again listed this item as a countywide priority project to receive funding. With the accumulation of these resources, Phase I is now underway in that we are at this moment obtaining surveys and the topographical maps of the 108 acres purchased in 2015. We are in the planning stages of our site plan and the City of Adel will be extending water and sewer utilities to the new site at the end of 2017 as listed in the 2015 Greater Cook County Comp Plan, p. 38, STWP FY2011-2015.



Future Rec Site

E. Consistent progress is being made at achieving the Goals.

The City of Adel continues to make forward progress beginning with activities identified in the 2002 short term work program and continuing up to and through the 2020 work program. Many of these projects have been completed or are underway. Several of those projects include:

Community Facilities – Recreation (page 50 in 2016 – 2020 STWP: Continue to expand countywide recreational services funded through SPLOST). The following individual projects were completed under the short term work program and show the continued implementation of the Community Facilities Goal:

- Appointed countywide recreation board consisting of members appointed by the municipalities, county and board of education. 2002
- Resurfaced basketball and tennis courts. 2006 & 2012
- Voters approved SPLOST funding for new complex. 2011 & 2017
- Upgraded bathroom facilities. 2015
- Purchased land for new complex. 2016

Economic Development – The Economic Development Goal of “improving the Cook County economy by developing and enhancing new and existing strengths that will draw new businesses, expand existing businesses, diversify the local economy, help Cook County compete in the regional economy, and ensure that overall community growth and development benefits all segments of the population” has been continuously implemented through projects, including the following:

- Include an annual appropriation in the City of Adel’s operating budget for the Economic Development Commission. The current amount is \$40,000. (page 49 CWP 2016 – 2020)

- Extended water and sewer utilities to the MEGA industrial site located on S. Hwy. 41. Took advantage of federal and state grant opportunities to fund this project. With a fiber ring located around the City of Adel, we are also prepared to extend fiber to the MEGA site for any telecommunications needs. This project goes as far back as the 2002 Short Term Work Program on page 1 of 2 under Economic Development. “Assist IDA to expand industrial park, and prepare engineering plans for the extension of utilities to the MEGA Industrial site”

Housing – The housing Goal of “providing opportunities for homeownership and housing resources for all citizens of Cook County through public/private partnerships” has shown a continuous effort with the following example:

- Adopted resolution #14-05 in support of Bear Creek Village, a 56 unit apartment community that was awarded federal housing tax credits by the Georgia Department of Community Affairs. (P 39, 2011 – 2015 STWP, to continue to participate in state loan and grant programs) and (P.49 2016 – 2020 CWP to build public housing).
- Hosted a groundbreaking ceremony on August 25, 2016 for Bear Creek Village.
- Bear Creek Village will open on May 17, 2017 and is currently accepting applications to secure a one, two or three bedroom apartment home.

INDICATOR: LEADERSHIP

F. We have effective planning staff or another suitable arrangement for handling community planning matters. .

With the implementation of HB 489 and strategies to reduce duplication of services, the City of Adel contracts with Cook County for the provision of building and zoning services. This arrangement, a dedicated building and zoning administrator and an administrative assistant, both of whom attend certification training, brings cohesiveness across city/county lines with a streamlined process as it relates to planning in our community. In addition, we receive contractual technical assistance from the Southern Georgia Regional Commission on planning and zoning issues. The SGRC’s staff includes three AICP-certified planners. Two of these certified planners assisted with the development of Cook County’s current Comprehensive Plan and are available to the City of Adel on a continuous basis to ensure that planning needs and goals are met. The Cook County Economic Development Commission and the Chamber of Commerce also collaborate with the City of Adel with regard to planning-related matters.

G. We have an active planning commission or similar body to steer local planning decisions.

The Cook County Planning Commission is a ten member board represented by one member for each of the five county districts, two members for the City of Adel, and one each for the cities of Cecil, Lenox and Sparks. This board is an integral part of our planning decisions. They meet monthly and hear all zoning related matters. Their recommendations are then forwarded to the local elected officials of the county or municipality to be considered before reaching a final determination. The 1993 Comp Plan,

Goals & Policies (1), Page II-8 initiated the creation of the Cook County, Adel, Cecil, Lenox, and Sparks Greater Cook Planning Commission. It was created to implement the Comprehensive Plans and provide advisory comments to each respective commission and council prior to zoning requests, subdivision plat reviews, etc. The South Georgia RDC has been charged with providing technical assistance services on an ongoing basis to help Greater Cook implement its plan. Mention of support for the Planning Commission was continuously made in early STWP's such as the 2002 STWP on page 2, to continue to support the planning advisory commission and provide representation.

H. We have a regular local plan effectiveness evaluation process (such as annual planning retreats of elected leadership).

The Greater Cook Planning Commission monitors and evaluates the comprehensive plan effectiveness through its regular meetings. The effectiveness of our local comprehensive plan is also evaluated by the Southern Georgia Regional Commission jointly with the local governments as part of our ongoing planning assistance contract with the SGRC. In addition, the City of Adel Mayor and Council hold regular and annual budget/project work sessions, where the success of past and current projects and policies is evaluated and discussed; future projects are considered and developed during these work sessions as well. The last such work session took place in September 2016 with the Mayor, members of Council, City Manager and City Clerk present. Additional, individual assessment meetings are also held with department heads in which projects are discussed in more depth.

I. All local officials (both elected and appointed) involved in local planning processes have recently attended training in how to use the plan effectively

In John Flythe's words, "as City Manager, part of the job is being a visionary for the future of our community. We realize that in order to grow and prosper we have to invest our assets, helping existing customers become stronger, and expand our economic development efforts to grow the tax base". As such, he attends numerous marketing strategy events. He has attended both the annual gas training events and Electric Cities of Georgia annual training events. These functions help the city determine what goals, both short and long, we need to be working toward. In addition, the Mayor and Council members are either certified or working toward certification. Our elected officials attend the Georgia Municipal Association (GMA) training events hosted throughout the state during the year and the annual conference in June of each year. Mayor Duke received his Certificate of Excellence in 2001, Councilman Fausett was awarded Certificate of Achievement in 2011 and Councilman Paige was honored with Certificate of Distinction in 2010. The City Clerk/Asst. City Manager, Rhonda Rowe, completed the Clerks Master Education Program in September 2014. The most recent trainings our officials participated in were as follows:

- GMA Mayor's Day & Training Institute – January 2017 (Council members Paige & Sharpe)
- Newly Elected Officials Institute - February 2017 (Councilwoman Sharpe)
- GMA Annual Convention – June 2016 (Councilmen Paige & Fausett)

- MGAG Spring Regional Meeting – March 2017 (Mayor Duke)
- ECG Annual Meeting – April 2016 (Mayor Duke)
- Southern Georgia RC Board Meetings – March 2017 (Mayor Duke)
- Newly Elected Officials Institute – February 2016 (Councilman Purvis)
- Newly Elected Officials Institute – February 2014 (Councilman Greene)
- ECG Marketing Meeting – April 2017 (City Manager)
- Georgia Academy for Economic Development – June 2016 (City Clerk)
- GMA/FOA Clerks Conference – September 2016 (City Clerk)
- GMA Municipal Revenue Administration Program – March 2017 (City Clerk)

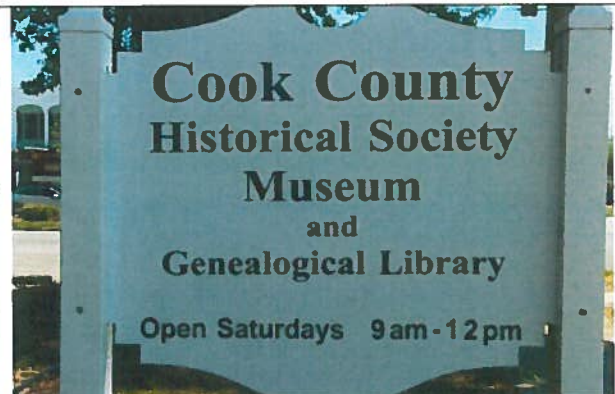
The building and zoning administrator, as well as the administrative assistant, attend training on a regular basis. The most recent training events they participated in were as follows:

- Georgia Association of Code Enforcement – March 2017 (Admin Asst)
- Southwest Georgia Inspectors Association - December 2016 (Zoning Official & Admin Asst)

J. Provide up to ten of your best recent examples where the plan steered a key local decision, with pertinent plan references.

1. Cook County Historical Museum – 115 E. 4th

Once a quarter, the Historical Society sponsors a special event with historical significance. Every June, they sponsor the Daylily Show and Sale in conjunction with the Adel Daylily Festival. 2015 Comp Plan Update, P. 24, Cultural Resources Opportunities and P.18 of the STWP ROA to provide participation in the Greater Cook Historic Preservation Taskforce.



2. Walmart Supercenter – 351 Alabama Road

Store #7194 opened in April 2016 creating more than 200 jobs with a projection of \$30 million in annual sales. 2015 Comp Plan Update, P. 25, Economic Development; and P. 49 of the City of Adel 2016-2020 CWP to continue to support industrial development and efforts by the IDA and CoC to prepare financial packages for existing and new businesses in Greater Cook County



3. Zaxbys – 911 W. 4th Street

The first Zaxby's location in Adel opened in February 2017. It created more than 50 jobs for the community. 2015 Comp Plan Update, P. 25, Economic Development P. 49 of the City of Adel 2016-2020 CWP to continue to support industrial development and efforts by the IDA and CoC to prepare financial packages for existing and new businesses in Greater Cook County



4. Bear Creek Village – 407 E. James Street

The Georgia Department of Community Affairs awarded federal housing tax credits for a 56-unit apartment community, an affordable housing community that broke ground in August 2016. 2015 Comp Plan Update, P.26, Housing Opportunities to provide diverse, affordable and quality housing, and P. 49 City of Adel STWP 2016 – 2020 Activity to build public housing.



**5. Upgrade to Sewer Treatment Plant –
Honeymoon Lane**

In March 2004, a loan was obtained from GEFA for the chlorination/dechlorination project. This allowed for an increase in our discharge permit. STWP FY2004-2008 and P 40 in the 2011 – 2015 STWP to upgrade all sewer and stormwater systems in targeted neighborhoods and to Expand the Wastewater Treatment facility as well as P 50 of the 2016 – 2020 STWP to continue to expand the Wastewater Treatment facility.



6. Recreation Complex Land – GA 37 Hwy East

In June 2015, 108 acres of land was purchased for a new recreation complex. Site plans are currently being developed with plans to begin extending infrastructure the latter portion of 2017. STWP FY2004-2008, 2015 Comp Plan, P. 27 Community Facilities and Services; p 39 of the 2011 – 2016 STWP, and 2016 – 2020 CWP P.50, to continue to develop and expand countywide recreational services.



7. Sidewalk Construction – US Hwy 41 (10th St. to 1010 S. Hutchinson Avenue)

In 2015, the City was awarded a TE Grant from the Georgia Department of Transportation. This sidewalk provides a safe alternative for pedestrian traffic traveling to the local post office and Department of Family and Children Services. 2015 Comp Plan Update, P. 27, Transportation, issue that continuous sidewalks are not available in most locations to encourage safe walking or bicycling. This activity also supports policy 3.3 on page 36 of the 2015 – 2035 Comprehensive Plan to pursue sufficient right-of-way to accommodate sidewalks as well as policies 4.2 and 4.3 on page 36 of the same comprehensive plan.



8. SOWEGA Building Restoration – 100 S. Hutchinson Avenue

Revitalization began in 2014 through a partnership with The City, County, Chamber of Commerce and Georgia Trust for Historic Preservation. Greater Cook County 2030 Comp Plan, P. 87 STWP FY2011-2015, and page 48 of the 2016 – 2020 CWP to renovate the old Sowega Building.



9. Phillips Building – 125 S. Hutchinson Avenue

In 2005, a CDBG Redevelopment Fund grant was awarded. Funds were used to acquire and renovate this dilapidated building in downtown. 2015 Comp Plan Update, p. 39, Report of Accomplishments and page 49 in the 2016 – 2020 CWP for the City of Adel to annually re-evaluate goals and apply for State funds to assist with HP projects in the City. This activity is also in direct support of Policy 3.1 and 3.2 on page 30 of the 2015 – 2035 Comprehensive Plan to pursue loans and other funding to promote rehabilitation of historical resources within the City and encourage rehabilitation.



10. City Park – Corner of E 8th Street and South Parrish Ave.

In 2000, City Park was established after identifying the need for neighborhood parks. It contains a walking track, gazebo and picnic tables with shelters that are frequently used for birthday parties. The playground equipment on site has been an on-going joint venture with the local Pilot Club who funds ½ of these project costs. Greater Cook County 2030 Comp Plan, P. 105, STWP FY1998-2003



INDICATOR: PARTICIPATION

K. Our comprehensive plan was prepared with multiple community input opportunities.

In September 2009, the Southern Georgia Regional Commission, along with officials from Cook County and the municipalities, prepared and implemented the Community Participation Program (CPP). This is the first step to involve the citizens in the development of the Comprehensive Plan. The purpose of the CPP is to ensure that the citizens of Cook County and its municipalities are aware of the planning process and have sufficient opportunity to review and comment on the Comprehensive Plan. The CPP also creates dialogue between citizens, businesses, owners, other stakeholders and elected officials. This two-way communication opens the way for a unified vision for Cook County and its municipalities that will be supported by the public. Listed below is the schedule for the completion of the Community Agenda of the 2030 Greater Cook County Comprehensive Plan

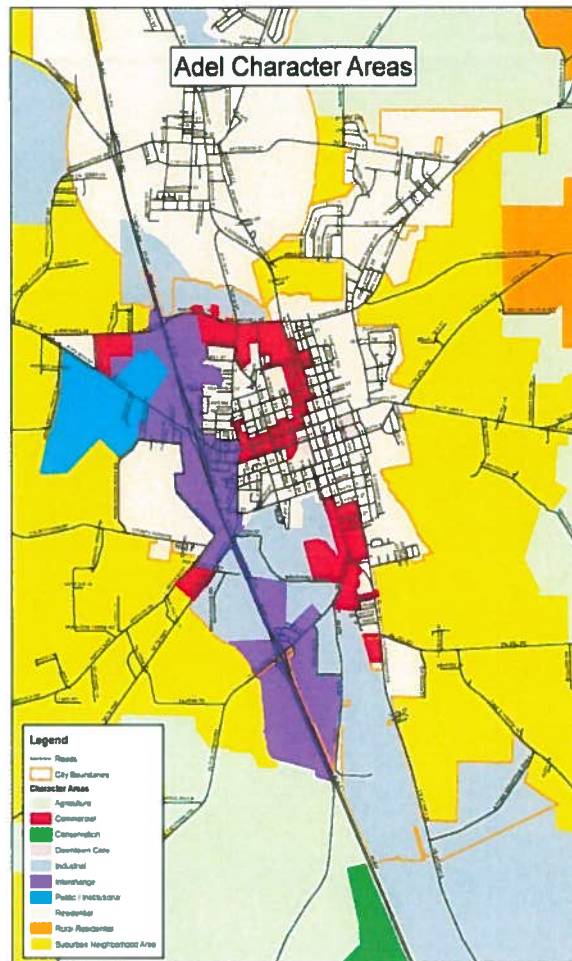
July 8, 2009	1 st Public Workshop (Kick-off Event) with Steering Committee and Expanded Stakeholder Group to explain planning process to the Community and receive preliminary input
July 8 – Aug 15, 2009	Community-wide workshops to discuss and prioritize the preliminary Issues and Opportunities list and outline preliminary boundaries for Character Areas & Areas of Special Attention
July 8 – September 1, 2009	Processing of Public, Steering Committee and Stakeholder input and feedback to Southern Georgia RC to draft CPP and Community Assessment

September 2, 2009	Review & final comment on Draft Community Participation Program and Community Assessment
September 8, 14, 17, 21, 2009	Public Hearings on the draft Community Assessment and Public Participation Program and subsequent transmittal to DCA for review
October – March, 2010	Develop Draft Community Agenda through meetings with Stakeholder Steering Committee and Technical Advisory Committee for feedback and input
April, 2010	Community wide Public Meeting to present Draft Community Agenda and receive final comments and revisions
May 15, 2010	2 nd Special Joint Public Hearing to transmit draft Community Agenda to DCA for review
May 15 – June 15, 2010	DCA Review period
July 31, 2010	Adoption of 2030 Comprehensive Plan by Cook County, and the Cities of Adel, Cecil, Lenox and Sparks

The 2015 Comprehensive Plan Update followed a similar extensive public involvement schedule with the public Kick-off Hearing conducted on September 8, 2014, the transmittal hearing on February 2, 2015 and several workshops in between on October 6, 2014, on November 3, 2014, and on December 1, 2014. All workshops were well attended. Sign-in sheets and public hearing ads can be found in the appendix of the respective comprehensive plan updates.

L. The community input received during plan preparation influenced the content of the plan.

Maintaining the concept of the significance that Community Participation provides in the development of our plan, a public kick-off meeting was held on September 8, 2014 in preparation for the 2015 Greater Cook Comp Plan Update. (2015 Greater Cook County Comp Plan, P. 101, Notice of Ad) During the planning process, many assumptions and ideals were adjusted based on input from the community. Specifically, the Character Areas, which guide future development in the community, were adjusted extensively based on input received during a public workshop in which the draft Character Area Maps were marked up by participants. The openness of the planning process (2015 Greater Cook County Comp Plan, P. 102-103, Notice of Ads) led to a plan that was built on consensus from a wide range of stakeholders and interests.



Comprehensive Plan adopted on April 6, 2015.

M. Our steering committee that guided development of the plan included local leaders and elected officials.

The steering committee can be thought of as a “governing device” used to organize key project stakeholders and empower them to “steer” a project to successful conclusion. Every project must be led by an underlying purpose and a vision. To deliver required results, that purpose and vision must be clearly defined, it must be monitored and it must be maintained. That’s the role of the steering committee – to deliberate, make decisions, advise, provide strategic oversight, and to serve as the primary “advocate” for all the assigned initiatives. The 2015 Greater Cook County Comp Plan Update included local leaders and elected officials on its steering committee to provide this oversight. Those members included the elected County Commissioners and Mayors of the four Cities, as well as the appointed officials, including County Administrator, County Clerk, Building and Zoning Official, City Manager of Adel, and City Clerks of the municipalities. Local leaders such as the President/CEO of the Adel/Cook County Chamber of Commerce provided valuable insight from the leaders of the Adel

business community. An example of a sign-in sheet and the representation is shown below:

Southern Georgia Regional Commission Cook County and the Cities of Adel, Cecil, Lenox, and Sparks 3 rd Workshop for Comp Plan Update Date: 12/1/2014			
Name	Organization	Phone	Email
Ariel Godwin	SGRC	646-940-3728	arielgodwin@gmail.com
T. Shewell	SGRC	229-300-0974	jshewell@sgrc.us
Dr. Robert	CC Commission	649-0145	dr.ols@hotmail.com
Jay Hingston	CC Com	896-2266	Coatger@windstream.net
Jerry Lennell	CC Commission	896-2281	jerry.lennell@adelcookcounty.org
Jackie Lennell	CC Commission	229-772-1321	jill1287@windstream.net
James Parker	City of Lenox	229-546-4512	cityofflenox@gmail.com
Chris Davis	CC Com	896-2666	davis977@windstream.net
Nanette Dickman	CC Com	896-2266	
David Rowe	CC Com	" "	
David Rowe	City of Adel	896-4514	rowe@southlink.us

N. We have an active, ongoing, outreach process for soliciting input on planning matters from a broad spectrum of the community, including non-traditional populations, and the resulting input is listened to by community leaders.

Public involvement is essential to development and successful implementation of the comprehensive planning process and allows an opportunity for community leaders to see ideas from the "outside in", rather than the "inside out". Citizens may request to be on the agenda to provide input and comments at the City Council meetings which are held every 1st and 3rd Monday. Additionally, they have the opportunity to provide comments during the annual budget public hearings. Members of council have also held town hall meetings where the community is invited to discuss items of particular interest.

O. We have active advocates for plan implementation (such as activist citizens, organizations or neighborhood groups) that are listened to by community leaders.

Citizen volunteers are appointed to various boards by the City Council including the housing authority, library board, recreation board, tourism board and downtown development board. This allows for continuity between the community and elected officials while also providing public input as members of the community often express their ideas to the volunteers. An organized roundtable group, which is a group of leaders in the community representing local businesses, elected and appointed officials, and retired individuals also meet every Friday at noon to discuss issues and opportunities in our community. Further, we have a couple of local citizens that attend the council meetings on a regular basis that inquire about projects of interest and ask questions about the direction of our city from a citizen perspective.

INDICATOR: IMPLEMENTATION

P. The Work Program section of our comprehensive plan consists primarily of specific action items that make it clear exactly what we intend to do to implement the plan.

The work program provides an “at a glance” snapshot that outlines the specific activities the City of Adel plans to implement. Listed below are examples of these action items the City of Adel has completed:

- ACTIVITY - Develop long term funding for the Cook County Economic Develop Commission
ACTION - *The City of Adel appropriates an annual amount of \$40,000 in its operating budget for the EDC. (STWP FY 2004-2008)*
- ACTIVITY - Assist IDA to expand industrial park; and prepare engineering plans for the extension of utilities to the MEGA Industrial site between Adel/Cecil
ACTION – *The City of Adel extended water and sewer services to the MEGA site. (STWP FY 2004-2008)*
- ACTIVITY – Extend the natural gas main
ACTION – *The City of Adel extended its gas line in 2016 through Sparks and services customers as far north as Lenox. It has also been extended south on Hwy. 41 to the industrial park. STWP (FY2011-2015)*
- ACTIVITY – Upgrade the sewer and storm water systems in targeted neighborhoods
ACTION – *A 2013 CDBG grant allowed for upgrades to the sanitary sewer and water systems in the Mitchell’s Mobile Home Community. STWP (FY 2011-2015)*

Q. Our Work Program action items clearly address local needs or goals identified in the plan. These local needs or goals are aligned with work program activities.

The City of Adel’s Work Program is specifically designed to address the goals identified in the 2015 Greater Cook County Comprehensive Plan Update. (2015 Comp Plan Update, p. 13) For example, Replace Metering was identified under Community Facilities & Services under the Short Term Work Program (2015 Comp Plan Update, p. 50) and is a product of Goal #6, to ensure needed community facilities are provided in an effective, environmentally sound, safe, and economic system, consistent with present demand and future growth. The City of Adel provides electric, water and gas utilities to its residents and businesses. We are currently in the process of installing an advanced metering infrastructure (AMI) system, which is an advanced metering system comprised of state-of-the-art electronic/digital hardware and software, that combines interval data measurement with continuously available remote communications. With increasing technology, there is an increasing demand for

customer expectations and being able to provide them with hourly readings and consumption information at the touch of a button generates improved customer service. It provides our customers with the ability to identify the exact date and time they may have experienced a problem, such as excessive electrical usage or when a water leak may have begun. The electric meters have been installed and are being read remotely, the water meters are being connected at this moment, followed by the installation of the gas modules as the final element.

R. We have a good track record of accomplishing most of the action items included in past plan Work Programs.

Just as Christians are often referred to as being called to be the “feet” of Jesus, the Work Programs can be referred to as being the “feet” of our Comprehensive Plans. The City of Adel uses its Work Programs to put needs into action. Of the 60 projects identified in the 1998-2003 Work Program, 28 are complete, 26 underway, 1 ongoing and 5 not accomplished. Of those not accomplished, 3 were determined to no longer be practical, 1 project was joined with the County and 1 determined as infeasible. (2010 Comp Plan, p. 99-105) The Work Program for 2011-2015 contained 32 projects. Of those action items, 11 are complete, 11 underway, 8 discontinued and 2 postponed due to either being a state project or waiting on action from the railroad. (2015 Comp Plan Update, p. 39-40)

S. Our local capital budget is consistent with, and is designed to implement, the comprehensive plan.

As part of the City of Adel’s annual budget planning process, the needs, plans, and goals of our community are evaluated and funding sources explored to determine if those projects can be financially placed into our capital budget. For example, our most recent FY2016-2017 budget includes revenues from the SPLOST proceeds in combination with LMIG funds received from the Department of Transportation that will resurface 3.54 miles of various roadways in the City of Adel which is consistent with Goal #7, to provide a safe and efficient transportation system which addresses the future needs of Cook County for movement of people and freight, and which considers the social, economic, energy, and environmental effects of the transportation system. (2015 Comp Plan Update, P.13) Bids have already been received and an award made on January 17, 2017 to begin this project.

T. Provide up to ten of your best recent examples of important projects carried out as a result of the plan, with the specific plan references.

The Linde Group

A ground breaking ceremony was held on March 30, 2017 for a \$40 million development that will bring a minimum of 35 jobs to Adel and Cook County. This large-scale air separation facility will purchase electrical service from the City of Adel following negotiations that included a 10 year contract on a special rate tariff. (2015 Comp Plan Update, Goal #3, p.13)



AMI Metering Replacement Project

On March 16, 2015 city officials awarded a \$1.3 million bid to install electronic metering for electric, gas and water services. Assisting with the financing of this project is an \$850,000 GEFA loan to fund the water component of this project. (2015 Comp Plan Update, p. 50, Goal #6, p.13)



Street Paving

The City of Adel has initiated a focus on improving the local roadways and has invested over \$1.2 million over the last 4 years on various streets utilizing LMIG and SPLOST funds as the revenue source. (2015 Comp Plan Update, Goal #7, p. 13)



Delle Beamguard Community Center

Investigating the re-use of a closed elementary school building in Adel for a community center, meeting rooms, etc. was a project listed in the STWP FY1998-2003. A full-time community center director facilitates various programs in the rehabbed former gymnasium area. Meetings are held by local clubs and it is used as a voting precinct in county and city elections. (2010 Comp Plan, p. 105)



South Georgia Motor Sports Park

The City extended sewer services outside its corporate limits to serve this premier venue that holds professional racing events year round. The facility has a ¼ mile concrete dragstrip and a ½ mile D-shaped oval dirt track that draws competitors and fans from across the country to our South Georgia town. (2015 Com Plan Update, Goals #3 & #6, p.13)



Natural Gas Main Extension

In 2016, the natural gas line was extended 14 miles to service the cities of Sparks and Lenox. Commercial operations being served in Lenox include a cotton gin, peanut dryers and tobacco barns. The service is available to residential customers in those areas as well. In return, the City of Adel pays a franchise fee to Sparks and Lenox on the gas sales so that all municipalities in our county receive a benefit. Following this extension, the line was then extended south on Hwy. 41 to the industrial park area. (2015 Comp Plan Update, STWP FY2016-2020, p. 50)



Walmart Store #7194

The 2016 grand opening of this retail giant brought excitement to our community with the addition of 200 jobs and an estimated \$1.5 million to Cook County as a whole through sales taxes and ad valorem taxes. This development required a \$445,000 investment from the City of Adel for road improvements needed for the successful location of this project. The City also extended water and sewer services to the facility. (2015 Comp Plan Update, Goals #3 & #8, p.13)



SOWEGA Building

The renovation of the beloved SOWEGA (Southwest Georgia Watermelon Growers Association) building in downtown Adel returned beauty and character to the intersection of U.S. 41 and Georgia Highway 37 and lies on a new agri tourism trail that is winding through South Georgia. In 2014, the Georgia Trust for Historic Preservation named the building one of its 10 Places in Peril. It houses the Chamber of Commerce on the bottom floor with the opportunity for commercial or residential use on the second and third floors. (2015 Comp Plan Update, Goal #2, p. 13., STWP FY2016-2020, p.49)



Public Works Complex

Construction of a new maintenance warehouse complex that replaced outdated, dilapidated facilities has been completed. This building houses the water and sewer, street and sanitation, and fleet maintenance departments. This facility allows Adel to maintain and repair vehicles for the County as well as the cities of Sparks and Lenox at a lower hourly rate than an outside source. This service further accomplishes the goals of HB489. (2010 Comp Plan, STWP FY1998-2003,p.101)



Cook County Airport/Economic Development Office

Airport improvements were the result of partnerships among many entities and included funding from SPLOST proceeds and federal grants. New hangars were installed, the runway extended, and a state-of-the-art terminal constructed with meeting rooms that completed this project. The facility houses the Economic Development Office and allows for a perfect location to meet and greet with new prospects flying in to discuss potential site locations. (2015 Comp Plan Update, Goal #3, p. 13)





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May 1, 2017


Georgia Department of Community Affairs
PlanFirst Committee
60 Executive Park South, NE
Atlanta, GA 30329

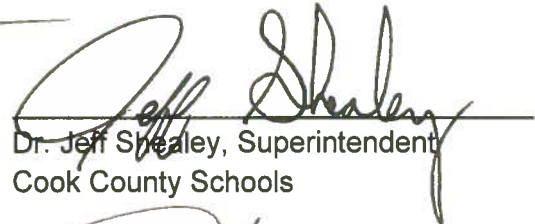
Dear Committee Members:

We are authorizing this letter of support for the City of Adel's application for designation as a PlanFirst Community by the Department of Community Affairs.

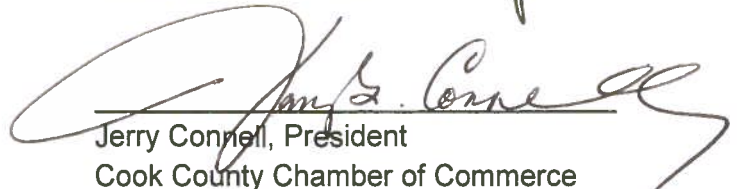
Beginning in the early 1990's, the City of Adel began utilizing its Comprehensive Plan as a key tool for guidance to address growth and development decisions facing our community. Being positioned along Interstate 75 and situated at the intersection of GA Hwy 41/Hwy 37, the City of Adel has the opportunity and resources to be a premier location for citizens and businesses alike. With this opportunity comes the responsibility of successful planning. The continued use and updates of the comprehensive plans are the roadmaps to achievable success stories.

The efforts of the City of Adel in preparing and implementing Comprehensive Plans are evident throughout our great city and we support their application as a candidate to be designated a PlanFirst Community.


Dwight Purvis, Chairman
Cook County Board of Commissioners


Dr. Jeff Shealey, Superintendent
Cook County Schools


Buddy Duke, Chairman
Cook County EDC


Jerry Connell, President
Cook County Chamber of Commerce